



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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Memorandum

Date: July 19, 2016

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Jillian Harris, Planning and Zoning Administrator

Subject: **Margaret M. O'Neill (petitioner/owner)** — Variance under Section 3.02.1 of the Zoning Ordinance to permit a front entrance staircase 28 feet from the front property line whereas 30 feet is required. The parcel is located at 60 Island Drive in the R (Residential), Aquifer Conservation, Elderly Overlay, and Shoreland Protection Overlay Districts and 100-Year Flood Hazard area. Tax Map 4D-2, Lot 010. Case # 2016-29.

The following information is provided to aid in your consideration of the above referenced cases. Additional background and application materials are included in your packet.

Background:

Map 4D-2, Lot 010 is located at 60 Island Drive in the R (Residential), Aquifer Conservation, Elderly Overlay, and Shoreland Protection Overlay Districts and 100-Year Flood Hazard area. The parcel is approximately 0.4 acres in size, and is serviced by municipal water (MVD) and town sewer. There is an existing single-family dwelling that is being demolished and rebuilt to come into compliance with flood-damage resistant provisions of the ordinance (Section 2.02.8).

The petitioner seeks to construct a front entrance staircase 28 feet from the front property line whereas 30 feet is required.

Standard of Review:

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the variance under Section 3.02.1 of the Zoning Ordinance are met to permit a front entrance staircase 28 feet from the front property line whereas 30 feet is required.

Cc: Zoning Board File
Correspondence

Ec: Margaret and William O'Neill (owners/applicants)
Building Department Staff
Captain John Manuele, Merrimack Fire Department